



PROVIDENCE REDEVELOPMENT AGENCY

MEETING INFORMATION

Location

Conference Room – 1st floor

Department of Planning &
Development

444 Westminster Street

Providence, RI 02903

Time

4:00 p.m.

Agency Members

James V. DeRentis, Chair

Cliff Wood, Vice Chair

Jesse Kenner, Member

Julius O. Kolawole, Member

Yahaira Placencia, Member

Nicholas J. Narducci, Jr.,
Councilman

Bryan Principe, Councilman

Mayor Angel Tavares, Ex-Officio

Important Information

The Agency's offices are handicapped accessible. Individuals requesting interpreter services for the hearing impaired must notify the Office of the Clerk at 421-7740, Extension 248, forty-eight (48) hours in advance of the hearing date. This notice constitutes official public notification of the subject meeting.

This notice was posted
September 5, 2014.

AGENDA – SEPTEMBER 11, 2014

OPENING SESSION

1. CALL TO ORDER AT 4:00 P.M.
2. ROLL CALL
3. MOTION TO APPROVE JULY 10, 2014 MINUTES

BILLS AND COMMUNICATIONS

A. BILLS TO BE RATIFIED

4. MOTION TO RATIFY INVOICE- DARROW EVERETT LLP- LEGAL- \$13,000.00.
5. MOTION TO RATIFY INVOICE- RDW GROUP- COMMUNICATIONS- \$3,000.00.
6. MOTION TO RATIFY INVOICE- LAW OFFICE OF JOHN M. BOEHNERT FOR THE MONTH OF JULY- \$3,300.00.
7. MOTION TO RATIFY INVOICE- SCHECTMAN HALPERIN SAVAGE, LLP- FLYNN SCHOOL FOR THE MONTH OF JUNE- \$8,075.00.
8. MOTION TO RATIFY INVOICE- SAGE ENVIRONMENTAL, INC.- WORK AT 498 PINE ST. AND 31 MYRTLE ST.- \$4,507.00.
9. MOTION TO RATIFY INVOICE- SPAIN ENVIORNMENTAL, INC. - BOMES THEATER- 2,600.00.
10. MOTION TO RATIFY INVOICE- VANASSE HANGEN BRUSTLIN INC. - WORK AT 345 HARRIS AVE. - \$3,556.47.
11. MOTION TO RATIFY INVOICE- ASG PLANNING- PROVIDENCE HOUSING TRUST/ PRA LOAN PROGRAM SUPPORT- NOT TO EXCEED \$6,080.39.

12. MOTION TO RATIFY INVOICE- BIANCO LANDSCAPING, LLC- SERVICES FOR JULY- \$1,200.00.
13. MOTION TO RATIFY INVOICE- BIANCO LANDSCAPING, LLC- SERVICES FOR AUGUST- \$4,780.00.

B. BILLS TO BE APPROVED

14. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD. – SERVICES FOR LOUTTIT SITE IN APRIL- \$3,375.00.
15. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD. - SERVICES FOR LOUTTIT SITE IN MAY- \$1,655.00.
16. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD- SERVICES FOR LOUTTIT SITE IN AUGUST- \$2,792.50.
17. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD. – SERVICES AT GORHAM SITE- \$1,400.00.
18. MOTION TO APPROVE INVOICE- DARROW EVERETT LLP- LEGAL- \$30,334.50
19. MOTION TO APPROVE INVOICE- RDW GROUP, INC. - COMMUNICATIONS- \$3,000.00.
20. MOTION TO APPROVE INVOICE- LAW OFFICE OF JOHN M. BOEHNERT FOR MONTH OF AUGUST- \$6,175.00.
21. MOTION TO APPROVE INVOICE- STUDIO LUZ ARCHITECTS, LTD. - PROVIDENCE FOOD CENTER -\$1,200.00.

EXECUTIVE DIRECTORS REPORT

22. STATUS OF DISCUSSIONS WITH OASIS INTERNATIONAL REGARDING 600 BROAD ST.
23. STATUS OF UMICORE TRANSACTIONS.
24. REPORT ON RESPONSES TO REQUEST OF INFORMATION (RFI) FOR FLYNN SCHOOL.
25. STATUS OF SALES OF PRA OWNED PROPERTIES:
 - A. PROPERTIES SOLD AND CLOSED.
 - B. PROPERTIES IN NEGOTIATION
 - C. PROPERTIES STILL ON MARKET.

NEW BUSINESS

26. MOTION TO APPROVE PREPARATION OF REDEVELOPMENT PLAN FOR HOSPITAL DISTRICT GENERALLY LOCATED AND BOUNDED BY OLDHAM ST. TO THE NORTH, TURNING SOUTHERLY ON PLAIN ST., TURNING WESTERLY ON DUDLEY ST., TURNING SOUTHERLY ON GAY ST., EASTERLY ON BLACKSTONE ST., TURNING SOUTHERLY ON PLAIN ST., TURNING WESTERLY ON PUBLIC ST., TURNING NORTHERLY ON PRAIRIE AVE. TO OLDHAM ST.
27. MOTION TO APPROVE RETENTION OF SERVICES OF THE URBAN LAND INSTITUTE (ULI) TO CONDUCT TECHNICAL ADVISORY SERVICES FOR THE PRA IN THE FALL OF 2014 IN THE FORM OF A TECHNICAL ADVISORY PANEL FOR COST NOT TO EXCEED \$10,000.00, WHICH WILL ASSIST PRA IN PREPARATION OF REDEVELOPMENT PLAN FOR HOSPITAL DISTRICT.
28. MOTION TO APPROVE EXECUTIVE DIRECTOR TO ENTER INTO NEGOTIATIONS WITH INTERESTED PARTIES FOR THE PURCHASE/SALE OF PROPERTY AT 804 BROAD ST. (PLAT 48 LOT 911), 808 BROAD ST. (PLAT 48, LOT 910), AND 814 BROAD ST. (PLAT 48 LOT 908) AND 48 NORWICH AVE. (PLAT 48 LOT 795) FOR MIXED USE RESIDENTIAL/COMMERCIAL RESPECTIVELY.
29. MOTION TO APPROVE PARTIAL TUITION PAYMENT IN THE AMOUNT OF \$1,800.00 FOR SEAN CREEGAN'S ENROLLMENT IN THE 2014 LEADERSHIP RHODE ISLAND PROGRAM.
30. MOTION TO APPROVE TWO YEAR LOAN OF UP TO \$100,000.00 TO SUPPORT RENOVATION OF 468 WEST FOUNTAIN ST. INTO A CAFÉ, SUBJECT TO TERMS AND CONDITIONS NEGOTIATED BY THE EXECUTIVE DIRECTOR.
31. MOTION TO APPROVE AND AUTHORIZE A LETTER OF INTENT (LOI) REGARDING LEASE/OPTION TO PURCHASE FOR PARCEL 12, LOCATED AT 5 EXCHANGE ST. TO FIRST BRISTOL CORPORATION.
32. MOTION TO APPROVE AND AUTHORIZE A LETTER OF INTENT (LOI) REGARDING LEASE/OPTION TO PURCHASE FOR 345 HARRIS AVE. TO WEST X CAPITAL, LLC.
33. MOTION TO APPROVE ACCEPTANCE OF TAX TITLE FROM THE CITY OF PROVIDENCE FOR THE REAL PROPERTY LOCATED AT 41 COWPER COURT, PROVIDENCE, RI 02909.
34. MOTION TO APPROVE ACCEPTANCE OF TAX TITLE FROM THE CITY OF PROVIDENCE FOR THE REAL PROPERTY LOCATED AT 44 SEABURY STREET, PROVIDENCE, RI 02907.
35. MOTION TO APPROVE ACCEPTANCE OF TAX TITLE FROM THE CITY OF PROVIDENCE FOR THE REAL PROPERTY LOCATED AT 93 CRANSTON STREET, PROVIDENCE, RI 02907.

EXECUTIVE SESSION

36. MOTION TO CONVENE INTO EXECUTIVE SESSION PURSUANT TO R.I.G.L. 42-46-5(A)(2) AND 42-46-5(A)(7) PERTAINING TO LITIGATION AND RELATED THE INVESTMENT OF PUBLIC FUNDS WHERE PREMATURE DISCLOSURE WOULD ADVERSELY AFFECT THE PUBLIC INTEREST PURSUANT TO SECTION 42-46-5 OF THE OPEN MEETINGS ACT.
37. MOTION TO RETURN TO OPEN SESSION.
38. MOTION TO SEAL MINUTES OF EXECUTIVE SESSION HELD ON SEPTEMBER 11, 2014.

ADJOURNMENT